



HOA Open Village Meeting - The State of Tellico Village

The Tellico Village HOA sponsored an Open Village Meeting on Thursday, January 20, 2022. It was held at the Community Church at Tellico Village. About 170 people braved the snowy day to attend in person, while the Tellico Village Network (TVN) provided livestream support for about 70 people who viewed the meeting online. The meeting was recorded and is available on TVN's YouTube channel, Roku, and Apple TV.

The theme of the event was "The State of the Village", which was described by Mark Pantley, HOA President, as "an opportunity to review last year's performance of the HOA and POA, plus take a look at 2022 goals and objectives. In addition, we will be having an introduction to the new HOA A&E (Aesthetics & Environment) committee and to talk about our plans for enhancing the Neighborhood Watch program here in the village".

The meeting was opened by Lavonne Mitchell, HOA VP of Programs, who facilitated the event. This was followed by Mark Pantley, who reviewed last year's HOA achievements and the new year's goals. Last year was important for the HOA as it was a rebuilding year after nearly shutting down in 2020 due to Covid. By the end of the year membership numbers had returned to normal, a wide variety of events had been safely offered, the A&E committee was formed, Neighborhood Watch completed a successful pilot to focus on an individual neighborhood (Kahite), and the Highway Safety Program worked with TDOT on several projects to improve safety on Highway 444. 2022 goals include recruiting additional Event Coordinators (so we can have more events) and increasing the amount of collaboration between HOA, New Villagers, and POA. 2022 HOA goals also include improvements to Neighborhood Watch and rolling out the Tennessee Smart Yards Program (TNSY) through the A&E committee. HOA is also currently talking with the Litter Angels to help ensure that, while they go through a change in leadership, that they remain a successful program.



Winston Blazer, Tellico Village CEO, provided a perspective on all the progress that has been made as the Village has grown through the years. The excellent 2021 operational and financial results are largely built on all the work that preceded it and Winston provided helpful perspectives on the journey we've been on. Net income exceeded the budget by \$5m in 2021 due to strong results in marketing and golf in particular.

Additionally, every department "hit a home run" by exceeding their budget in revenue and reducing their expenses. Cash at year-end was \$12m, with over \$9m of this total in reserve accounts. 374 homes were permitted in 2021, exceeding all previous records. A challenge the POA has had to face this year has been staffing, who like many businesses have had difficulty filling open positions. In 2021 the Tellico Village Broadcasting facilities were upgraded and given a new name – Tellico Village Networks. Golf saw almost 108,000 rounds played, roughly 36,000 rounds higher than the average over the last few years. The Recreation Department has successfully introduced new walking trails, lakeside activities, and the Timeless Tellico Foundation to support growth of recreational

amenities. The Marketing Program has continued to successfully sell unproductive lots, resulting in additional assessment revenue for the village. Public Works continues to work hard to meet growing demand as additional houses are built. The Food Service operations had a very good year, despite staffing shortages and unreliable supplies. All three of our restaurants had \$1m or more in sales and the Yacht Club contributed revenue to the POA (instead of requiring a subsidy). December the Village closed on the purchase of land and developer rights from Cooper (CCI), the original developer of the Village, opening up new opportunities in the future.

Marty Inkrott, POA Board President and Pat White, POA Board Member, presented perspectives from 2021. Highlights included completion of the CCI Deal and entrance property at Kahite, a strong focus on a response to the Asian Carp challenge, completion of the Wellness Center roof (despite significant challenges), the addition of ACC inspectors to support the increased building activity, introduction of the Help Spot ticketing system, and our overall response to Covid – ensuring that both residents and staff were protected. Several 2021 objectives will carry over into 2022, including finding a successor for Winston Blazer, who is retiring at the end of the year. Also, development of standards for reserve funding and an enhanced communications strategy will continue to be built on work done in 2021. In addition, work will be done to improve the budgeting and 10-year planning process, development of an investment policy for the reserve funds, review of all major POA supply and service contracts, and development of a land use plan.



Jim Hawkey, Chairman of the HOA A&E Committee, provided insights into planned activities in 2022. Key among them is the introduction of the Tennessee Smart Yards Program (TNSY). Jim reminded us that the committee charter states their purpose as “assess, educate, influence, and recommend principles, practices, and policies in aesthetics and environmental stewardship.” TNSY is a state-wide program developed by the University of Tennessee and is modelled after successful programs in other states. It is a voluntary program that is initiated by property owners. In addition to the TNSY program, the A&E Committee intends to look at additional areas such as trees, shoreline protections, visual aesthetics, solid waste management, and solar energy.

Sherry Le, HOA Neighborhood Watch Leader, brought everyone up to date on activities and plans for the Neighborhood Watch program in Tellico Village. Sherry provided a review of how law enforcement works in both Loudon and Monroe counties. She also reviewed the purpose of Neighborhood Watch and the difference when compared to the C.O.P. (Citizens Observer Patrol) program. Similar to what happened in Kahite in 2021, Neighborhood Watch will be organized in the main village this year by neighborhood, with support provided to ensure the programs success. Also new signs will be coming soon to all neighborhoods. Sherry concluded by encouraging everyone to become involved and to “be the eyes and ears of your neighborhood and look out for each other.”



After a short Q&A session, the meeting concluded.

To watch the video of this entire meeting, click [here](#).